

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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## **Development Review Committee Meeting** **February 6, 2006**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Dan Hickey-Fire Services, Meredith Kirste and Dave Davis-Attorneys, and Alysia Akins-Secretary.

The meeting convened at 2:00 pm.

Mrs. Rogers introduced and welcomed the new attorneys.

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from January 23, 2006. Mr. Lukert seconded the motion and the motion carried.

### **OLD BUSINESS:**

#### **Parkwood Village Residential Subdivision Development – Major Development – Engineering Plan Review and CR 101 Improvement Plan Review**

Mrs. Webb explained the required plans had still not been submitted, therefore the applicant had requested these items be tabled until the February 20, 2006 meeting.

Mrs. Keenum moved to table these projects until February 20, 2006. Mrs. Webb seconded the motion and the motion carried.

### **NEW BUSINESS:**

#### **Wildwood Country Resort – Major Development – Preliminary Review**

Sherie Lindh, Kimley-Horn and Associates, Inc., and Bob Hunt, applicant, were present and requesting preliminary approval to develop a 70-unit subdivision. This project is a proposed expansion to an existing subdivision. The property currently has an R1M zoning with a vested use, although it has not been developed yet. Drainage and roadway requirements were discussed. Staff comments were discussed regarding the legal description, site dimensions, restrictions, Homeowner's Association (HOA) documents, and setbacks. A variance request has been submitted regarding the front and side setback requirements due to small lot widths. It was decided front setbacks can be met without the variance request. The side setback variance request is for 5' as opposed to the 10' that is currently being met in the existing development. However, the proposed expansion will consist of site built homes while the existing development consists of mobile homes only. There will be a 10' separation between residences. A fire wall option was discussed but should not be required. Engineering comments were discussed regarding the variance request. Barry Ginn, County Engineer, does not approve of the variance request without plans showing a proper swale system and drainage easements along the lot lines with

maintenance responsibilities going to the HOA. Drainage calculations will be submitted with final engineering plans. The County will assign the house numbers to continue with the existing numbering sequence. Street names will be assigned by the developer/applicant. There were no comments from Fire Services. Access to SR 44 was discussed. An emergency access is not proposed at this time. Wetland areas on surrounding properties were discussed.

Mrs. Webb moved to approve the preliminary plans subject to all comments being addressed on revised plans, and to approve the variance request subject to all engineering comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

**VOS: Rosedale Villas – Major Development – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 96-lot/6-tract subdivision. All comments are standard, have been received by the applicant, and will be addressed.

Mrs. Webb moved to approve the final plat, subject to all comments being addressed. Mr. Lukert seconded the motion and the motion carried.

**VOS: Unit 131 – Major Development – Preliminary Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary approval to develop a 209-unit subdivision. Staff comments were discussed regarding a north arrow and proposed signs. There were no comments from the engineer. Mr. Springstead recommended the stop signs on Harston Trail be relocated.

Mrs. Webb moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

**VOS: O'Dell Village Recreation Center – Major Development – Preliminary and Engineering Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary and engineering approval to construct a recreation building, pool, courts, and pavilion. There were no comments from staff. Mr. Hunter requested a copy of the pool plans for Environmental Health. Engineering comments were discussed regarding additional grading, ingress radii, typical paving details, sidewalk curbing, and all regulatory agency permits.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for February 13, 2006.

Mrs. Webb moved to adjourn. Mr. Parrett seconded the motion and the motion carried. Meeting adjourned at 2:30 pm.